

MONO COUNTY PLANNING COMMISSION

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MEETING AGENDA

THURSDAY, JANUARY 10, 2008 - 10 a.m.
Supervisors Chambers, County Courthouse, Bridgeport

****TENTATIVE START TIMES (see note below)***

1. CALL TO ORDER

2. PUBLIC COMMENT: Opportunity to address the Planning Commission on items not on the agenda.

3. MEETING MINUTES: 1) Review and adopt minutes of Sept. 13, 2007, (commissioners Bush, Roberts and Shipley must be present); and 2) review and adopt minutes of Nov. 8, 2007. The meeting of Dec. 13, 2007, was canceled.

4. PUBLIC HEARINGS:

***10:15 A.M.**

PARCEL MAP 35-36/Comeau. The proposed project would divide approximately eight acres into two 2-acre parcels and one 4-acre parcel. The property (APN 24-110-09) is located on Clark Ranch Road off Hwy. 120 in the community of Benton. The General Plan designation is Rural Residential with one-acre minimum parcel size (RR). *Staff: Gwen Plummer*

***10:45 A.M.**

FIRST ONE-YEAR EXTENSION OF TENTATIVE TRACT MAP 35-03/Greilich. The proposed project would divide APN 24-290-04, totaling 10.25 acres, into eight lots with parcels ranging from 1.09 to 1.52 acres. The property is located about one-half mile north of the intersection of State Route 120 and U.S. Highway 6, near the community of Benton. One access point has been proposed from U.S. 6. The General Plan designation is Rural Residential with a minimum one-acre lot size (RR). The Planning Commission recommended approval of this map to the Board of Supervisors on April 14, 2005, and it was approved Dec. 14, 2006. *Staff: Gwen Plummer*

***11:05 A.M.**

FIRST ONE-YEAR EXTENSION OF TENTATIVE PARCEL MAP 31-86/Graves. The proposed project is located along U.S. 395 at the southern end of Antelope Valley (near the site of the old Mountain Gate Lodge). The project calls for the subdivision of a 136-acre parcel into four lots and a remainder (APN 02-140-38). The subject property would permit a maximum project density of 13 units, as the General Plan designation is Rural Residential with a 10-acre minimum lot size (RR 10). The Planning Commission approved the tentative map on Nov. 10, 2005. After owner Olive Graves passed away in December 2006, her daughter, Gaye Louise Graves, became the successor trustee of the estate and requested this extension. *Staff: Gwen Plummer*

5. WORKSHOP:

11:30 A.M.

CHALFANT VISIONING UPDATE. *Staff: Greg Newbry*

More on back...

DISTRICT #1
COMMISSIONER
Paul Rowan

DISTRICT #2
COMMISSIONER
Steve Shipley

DISTRICT #3
COMMISSIONER
Daniel Roberts

DISTRICT #4
COMMISSIONER
Scott Bush

DISTRICT #5
COMMISSIONER
Sally Miller

6. REPORTS:
A. DIRECTOR
B. PLANNING COMMISSIONERS

7. ADJOURN.

***NOTE:** Start times are only tentative. Although the Planning Commission generally strives to follow the agenda as scheduled, it reserves the right to take any agenda item, in any order, and at any time after its meeting starts. The Planning Commission encourages public attendance and participation; however, the only way to ensure that you are present for a particular agenda item is to attend the meeting from the time it starts until that agenda item is actually taken up.

- In compliance with the Americans with Disabilities Act, anyone who needs special assistance to attend this meeting can contact the commission secretary at (760) 924-1804 within 48 hours prior to the meeting in order to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).
- Interested persons may appear before the Planning Commission to present testimony for public hearings, or prior to or at the hearing file written correspondence with the commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing.
- Project proponents, agents or citizens who wish to speak are asked to be recognized by the Chair, print their names on the sign-in sheet, and address the Planning Commission from the podium.